

Chairperson: Supervisor Michael Mayo, Sr.
Clerk: Linda Durham, 278-4225
Research Analyst: Glenn Bultman, 278-5276

COMMITTEE ON ECONOMIC AND COMMUNITY DEVELOPMENT

Monday, December 4, 2006 – 9:00 A.M.

Milwaukee County Courthouse - Room 201-B

MINUTES

TAPE No. 24 Side A, #001 to EOT

TAPE No. 24 Side B, #001 to #362 (technical difficulties experiences on this tape)

PRESENT: Supervisors *Clark, Johnson, Dimitrijevic, Rice, *West and Mayo (Chair)

EXCUSED: Supervisor White

*Supervisors Clark and West were not present at the time of the roll call, but appeared shortly thereafter.

SCHEDULED ITEMS:

1. 06-486 Referral from the Finance and Audit Committee on policy matters regarding the initiative to provide permanent housing options to persons with mental illness. Org. Unit 6300 – Behavioral Health Division (Amendments 1A004, 1A005, 1A006) **(Also to the Committee on Health and Human Needs) (The Committee on Health and Human Needs, at its meeting on 10/26/06, referred Amendments 1A005 and 1A006 to County Board staff for a report back with a possible resolution for action for the December cycle. Amendment 1A004 was received and placed on file at the 11/2/06 County Board meeting.)** (Tape #24A-#21)

APPEARANCES:

Director Rob Henken, Department of Health and Human Services

Mr. Henken summarized the subject amendments.

Questions and comments ensued.

Mr. Bultman advised that Amendment 1A004 has already been placed on file by the County Board, therefore, no action is required by this Committee.

SCHEDULED ITEMS (CONTINUED):

MOTION BY: (JOHNSON) Receive and place on file Amendments 1A005 and 1A006. (Vote 5-0)

AYES: Clark, Johnson, Dimitrijevic, Rice, and Mayo (Chair) - 5

NOES: 0

EXCUSED: White and West

Supervisor Clark was not present at the time of roll call but appeared shortly thereafter and requested unanimous consent to be recorded as voting affirmatively. There being no objection, it was so ordered.

HOUSING AND COMMUNITY DEVELOPMENT

2. 06ECD5 Presentation by Marcia Bergeson, Department of Housing and Urban Development, (HUD) regarding the new Community Development Block Grant (CDBG) updates. **(INFORMATIONAL ONLY UNLESS OTHERWISE DIRECTED BY THE COMMITTEE)** (Tape #24A-#274)

APPEARANCES:

Bob Dennik, Director, Economic and Community Development Division

Marcia Bergeson, Community Planning and Development Representative, HUD

Bob Berlan, Director, Community Planning and Development, HUD

Patrick Fierstad, Community Planning and Development Representative, HUD

Representatives from HUD distributed and reviewed handouts regarding Timeliness & Performance Measurement and a Timeliness Bulletin relating to the CDBG program (a copy of which is contained in the subject file).

Questions and comments ensued.

This item was taken out of order.

The Committee took no action on this item.

ECONOMIC DEVELOPMENT

3. 06-13 From Economic and Community Development, submitting the following monthly updates:
- A. Economic Development Reserve Fund Balance and Approved Projects
 - B. Brownfield Redevelopment Capital Account Fund Balance and Approved Projects.
- (INFORMATIONAL ONLY UNLESS OTHERWISE DIRECTED BY THE COMMITTEE)** (Tape #24A-#210))

SCHEDULED ITEMS (CONTINUED):

APPEARANCES:

Leonard Jackson, Community Development Program Coordinator

Mr. Jackson reviewed the subject report.

The Committee took no action on this informational report.

REAL ESTATE

4. 06-13 From Manager, Real Estate Services, reporting on the status of 2006 excess property sales. **(INFORMATIONAL ONLY UNLESS OTHERWISE DIRECTED BY THE COMMITTEE)** (Tape #24A-#231)

APPEARANCES:

Bob Dennik, Director, Economic and Community Development
Craig Dillmann, Manager, Real Estate Services

Mr. Dillmann reviewed the subject report.

Questions and comments ensued.

Mr. Dennik addressed questions raised by Committee members.

The Committee took no action on this informational report.

The Committee may adjourn into closed session under the provisions of Wisconsin Statutes, Section 19.85(1)(e), for the purpose of the Committee deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session. At the conclusion of the closed session, the Committee may reconvene in open session to take whatever action(s) it may deem necessary on the following matter.

5. 06-14 From Director, Economic and Community Development, recommending approval of
(a)(l) the development agreement for the 2.13-acre Block 26 (aka Block 1E) in the Park East Corridor, located between North Jefferson, North Milwaukee and East Lyon Streets and East Ogden Avenue in the City of Milwaukee, east of the Milwaukee River.
(Tape #24A-#730)

APPEARANCES:

Craig Dillmann, Manager, Real Estate Services
Rich Curto, RSC and Associates
Keith Redding, RSC and Associates
Attorney Roy Evans, Chairman of the Park East, Citizen's Advisory Committee
John Goldstein, Member of Park East, Citizen's Advisory Committee

SCHEDULED ITEMS (CONTINUED):

Attorney William Shroyer, Reinhart, Boerner, Van Deuren, Attorneys at Law

Mr. Dillmann provided an overview of the subject matter. He advised that in September, the County Board adopted a resolution which was the approval of the enhanced plan for Block 1E. The plan was an improvement and increase in value from about \$40 million to \$70 million of development that would take place on Block 1E. As part of this approval, the Board requested that staff bring the Development Agreement back to this Committee, reflecting the obligations and commitments from the developer to implement the project.

Questions and comments ensued.

Supervisor Dimitrijevic expressed concerns relative to not receiving the PERC Compliance plan prior to this morning's meeting.

Mr. Curto and Mr. Redding provided comments. They advised that they are working very closely with the City.

Attorney Roy Evans provided comments relative to the proposed Development Agreement. He indicated that he received the revised Development Agreement just this morning and has not had an opportunity to review, discuss or share it with anyone else. He indicated that this makes it difficult for him to provide accurate comments at this time. Attorney Evans requested that this item be laid over until the Park East Citizen's Advisory Committee has had an opportunity to review it.

Mr. Goldstein expressed concerns relative to some elements not addressed in the proposed Development Agreement, specifically, apprenticeship and hiring, local employment and the prevailing wage components.

Chairman Mayo commented that some of Attorney Evans' and Mr. Goldstein's concerns could have been addressed and worked out prior to this morning's Committee meeting. He indicated that the Park East Citizen's Advisory Committee is a very viable Committee; however, its role was to review the PERC. The proposed Development Agreement was forwarded to Attorney Evans and Mr. Goldstein as a courtesy in the event they had some issues that needed to be addressed. They were welcome to communicate their issues to Chairman Mayo. Chairman Mayo indicated that communication between him and the Park East Citizen's Advisory Committee should be better. He will arrange a meeting with the entire Park East Citizen's Advisory Committee to discuss their role.

SCHEDULED ITEMS (CONTINUED):

MOTION BY: (CLARK) Adjourn into closed session under the provisions of Wisconsin Statutes, Section 19.85(1)(e), for the purpose of the Committee deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session. At the conclusion of the closed session, the Committee may reconvene in open session to take whatever action(s) it may deem necessary on item 5. (Vote 6-0)

AYES: Clark, Johnson, Dimitrijevic, Rice, West and Mayo (Chair)

NOES: 0

EXCUSED: White

The Committee adjourned into closed session at approximately 10:30 a.m. and reconvened in open session at approximately 11:20 a.m. with the same members present as before.

Attorney Shroyer provided comments.

MOTION BY: (CLARK) Approve the red-line revised plan of the Development Agreement with three additional changes: 1) add the PERC Compliance Plan, as referenced in the Development Agreement, as an additional exhibit; 2) on page 3, 1(i) at the end of the paragraph, insert" (unless otherwise permitted by the Economic and Community Development Committee in Section 2.1); and 3) on page 4, second paragraph of section 2.1, strike "require Milwaukee County Board approval and" and insert "come back to the Economic and Community Development Committee for review and determination, whether this item shall require County Board approval." (Vote 6-0)

AYES: Clark, Johnson, Dimitrijevic, Rice, West and Mayo (Chair) - 6

NOES: 0

EXCUSED: White

MOTION BY: (CLARK) Approve the revised plan of the Development Agreement, as amended. (Vote 6-0)

AYES: Clark, Johnson, Dimitrijevic, Rice, West and Mayo (Chair) - 6

NOES: 0

EXCUSED: White

SCHEDULED ITEMS (CONTINUED):

STAFF PRESENT:

Glenn Bultman, County Board Legislative Research Analyst
Robert Dennik, Director, Economic and Community Development Division
Craig Dillmann, Manager, Real Estate Services
Leonard Jackson, Community Development Program Coordinator

This meeting was recorded on tape. The foregoing matters were not necessarily considered in agenda order. Committee files contain copies of communications, reports and resolutions, which may be reviewed upon request to the Chief Committee Clerk. The official copy of these minutes is available in the County Board Committee Services Division.

Length of Meeting: 9:05 a.m. to 11:40 a.m.

Adjourned,

Linda K. Durham

Linda K. Durham, Committee Clerk
Committee on Economic and Community Development

<p><i>ADA accommodation requests should be filed with the Milwaukee County Office for Persons with Disabilities, 278-3932 (voice) or 278-3937 (TTD), upon receipt of this notice.</i></p>
